



14

Planning Commission Table

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: JOSH ROGERS, PLANNER II *JR*
(480) 503-6589, JOSH.ROGERS@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *ajl*
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: APRIL 1, 2020

SUBJECT: DR19-99, MILLING MACHINERY

STRATEGIC INITIATIVE: Prosperous Community

To allow development of a contractor yard/storage yard on a vacant parcel.

REQUEST

DR19-99, Milling Machinery: Site plan, landscape, grading and drainage, elevations, colors and materials, for approximately 2.17 acres, generally located south of the southeast corner of McQueen and Baseline Roads, and zoned General Industrial.

RECOMMENDED MOTION

Move to table DR19-99, Milling Machinery.

APPLICANT

Company: Arc One Associates
Name: Joshua Oehler
Address: 1427 N. 3rd St.
Phoenix, AZ 85004
Phone: 602-696-6500

OWNER

Company: CMWN LLC
Address: 14520 E. Via De Arboles
Chandler, AZ 85249
Phone: 480-964-9041

Email: josh@arconeassociates.com

Email: dusty@millginc.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>March 3, 2005</i>	The Town Council adopted the Land Development Code (Ord. No. 1625), which changed the zoning from Agricultural (AG) to General Industrial (GI)
<i>January 11, 2007</i>	Design Review Board approved DR05-149 for a landscape contractor's office and outdoor storage facility.
<i>July 17, 2019</i>	The Zoning Hearing Officer referred V19-04 Milling Machinery to the Board of Adjustment.
<i>September 4, 2019</i>	The Board of Adjustment denied V19-04, a variance to reduce the distance from a secure vehicle access point from the right-of-way from 50 feet to 25 feet.
<i>February 5, 2020</i>	Planning Commission voted to continue DR19-99 to the March 4, 2020 public hearing.
<i>March 4, 2020</i>	Planning Commission voted to continue DR19-99 to the April 1, 2020 public hearing.

Overview

The 2.2-acre property is an undeveloped infill lot located approximately a quarter-mile south of Baseline Road and east of McQueen Road on which the applicant is proposing a storage/contractor's yard in which to safely store materials and fleet vehicles in the General Industrial (GI) zoning district. The applicant proposes to construct a perimeter block wall with two secured egress access points off of Pioneer St. to the east and one ingress point off of Melody Ave. to the north. There aren't any structures planned for the site at the present time.

Staff is requesting that the item be tabled, so the applicant has more time to work through the technical requirements. When the project is ready to be considered by the Planning Commission, the applicant will be required to re-notice per Land Development Code (LDC) Section 5.205.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	General Industrial	General Industrial	Melody Ave, then Industrial
South	General Industrial	General Industrial	Industrial Use
East	General Industrial	General Industrial	Pioneer St, then Industrial Use
West	General Industrial	General Industrial	Industrial Use
Site	General Industrial	General Industrial	Industrial Use

Project Data Table

Site Development Regulations	Required per LDC
Minimum Required Perimeter Landscape Area (ft.)	
Front	25'
Side (Street)	25'
Side (Employment)	0' (When in an enclosed yard)
Rear	0' (When in an enclosed yard)
2.605.A. Secure Vehicle Access Points Minimum setback from right-of-way	50'

PUBLIC NOTIFICATION AND INPUT

An official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code (LDC) Article 5.205.

Staff has received no comment from the public.

STAFF RECOMMENDATION

Move to table DR19-99, Milling Machinery.

Respectfully submitted,



Josh Rogers
Planner II

Attachments and Enclosures:

- 1) Notice of Public Hearing

Notice of Public Hearing

**DR19-99 Milling Machinery
Attachment 1: NOPH**

PLANNING COMMISSION DATE:

Wednesday, February 5, 2020* TIME: 6:00 PM

**LOCATION: Gilbert Municipal Center
Council Chambers
50 E. Civic Center Drive
Gilbert, Arizona 85296**

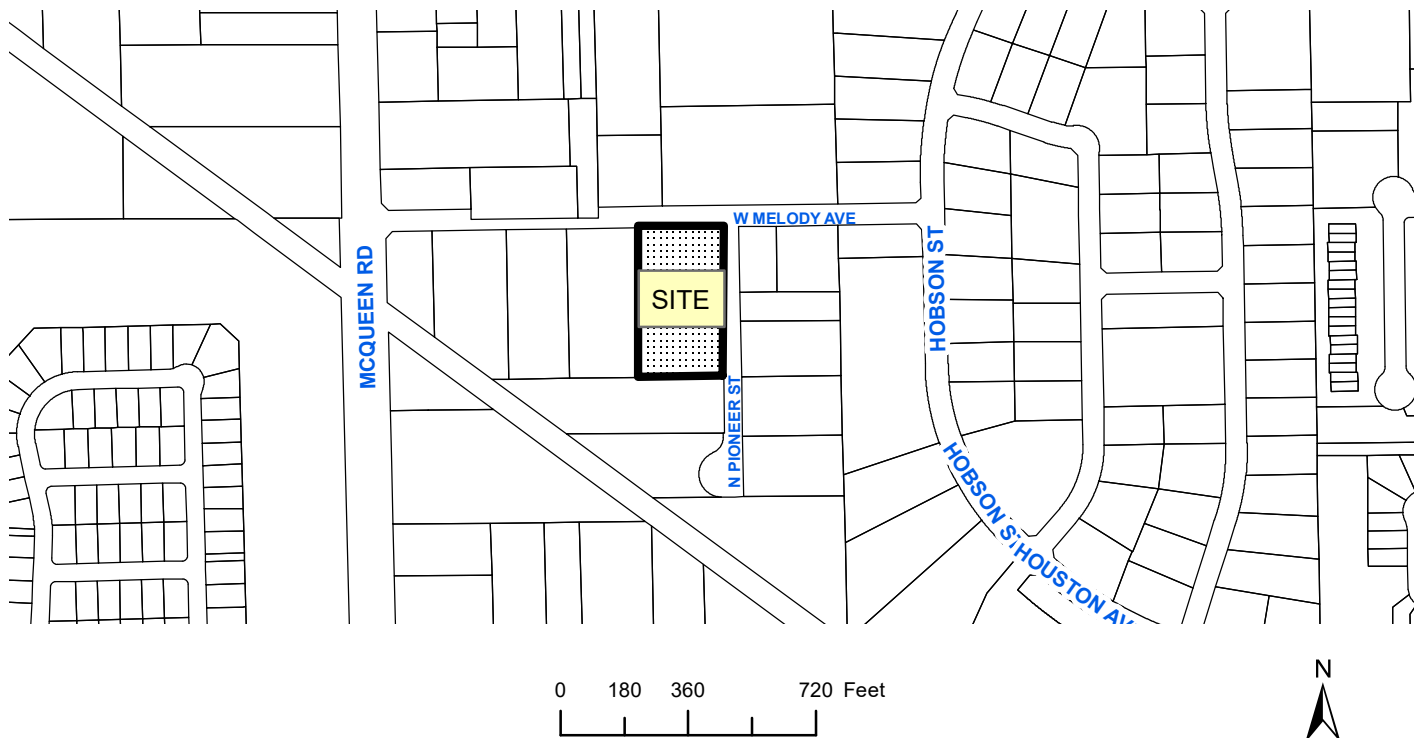
***Call Planning Division to verify date and time: (480) 503-6589**

* The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports are available prior to the meeting at www.gilbertaz.gov/departments/development-services/planning/planning-commission

REQUESTED ACTION:

DR19-99, Milling Machinery: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials, for approximately 2.17 acres, generally located south of the southeast corner of McQueen and Baseline Roads, and zoned General Industrial.

SITE LOCATION:



**APPLICANT: Arc One Associates
CONTACT: Joshua Oehler
ADDRESS: 1427 N. 3rd Street
Phoenix, AZ 85004**

**TELEPHONE: (602) 241-7871
E-MAIL: josh@arconeassociates.com**